

To: Plan Commission and the Common Council of the City of Madison
Re: Public Hearing on the UW Hillel Building Rezoning Proposal

We've have numerous conversations with the owners' representative regarding this development and they have not resulted in any significant modifications to the plan. We have a legal right to air and light and that consideration has not been honored. We would like to request that this rezoning discussion be tabled until we have a further opportunity to address the matter by having our architect meet with the owner/developer and discuss this issue further.

Thank you.

Bill Wellman, General Manager of the Campus Inn

(The Campus Inn is located next door to Hillel, on the NE side, at 601 Langdon Street. I represent the owners of the Inn and our corporate counsel, who are located in Ann Arbor, Michigan.)

Parks, Timothy

From: Michael Huffman [mhuffman@huffmanfd.com]
Sent: Monday, October 15, 2007 1:25 PM
To: Parks, Timothy
Cc: 'Greg Steinberger'
Subject: FW: UW Hillel project

Tim,

The following is a summary of design features, pertaining to the Campus Inn, which Engberg Anderson has included in the Hillel building. We feel that our incorporation of these design features represent a significant effort to address the view/daylight concerns of the Campus Inn and that further design modifications would result in a taller building. We feel that a smaller building footprint and a taller structure will be detrimental to neighboring buildings and the Hillel building program. Unfortunately, these considerations have not been enough to persuade the Campus Inn managers and owners to support our project.

Please pass this summary on to the Plan Commission should you deem it appropriate.

Thank you.

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From: Michael Huffman [mailto:mhuffman@huffmanfd.com]
Sent: Thursday, October 11, 2007 12:11 AM
To: 'adahlm1322@aol.com'
Cc: 'Greg Steinberger'; 'Nancy DeCori'
Subject: UW Hillel project

Andy,

I am sorry that we have not been able to connect via telephone over the past two days.

In our last telephone conversation I indicated that I would ask our architects to review additional design options to address your concern for loss of light at your building's west elevation. Through their study they have determined that a modest shift of the building's east wall, away from the property line (west), would not result in direct light gain of any consequence at your building wall. Only a significant shift of 15' or more would result in increased light on your building during early afternoon sun positions. Such a shift would necessitate the addition of one floor to the Hillel building which in turn would negate any light gains.

With an extremely tight site that includes a drive easement to the west we do not feel that we have any viable options for positioning the structure further away from your building and still meet the programmatic needs of Hillel. We hope that design gestures made in deference to your facility do not go unrecognized. As we have previously discussed these features include a south elevation (Langdon St. side) that steps back from the street significantly from its western edge to the eastern edge allowing for a better view corridor for many of your rooms. We have positioned the rooftop mechanical equipment in a screened enclosure located at the north end of the building away from your room tower, thus limiting the view and light obstruction. All windows on the east face of the Hillel building have non-transparent glass, thus eliminating views into your hotel rooms.

Please don't hesitate to call me for further clarification of our present design.

Communication with Campus Inn regarding UW Hillel development project

November 2005 – Introductory meeting between Greg Steinberger, Hillel Director and Andy Dahlmann, Campus Inn Owner

4/9/06 (week of) – Conference call between Greg Steinberger, Marty Rifken and Andy Dahlmann to discuss potential combined projects

4/17/06 – Meeting in Madison with Greg Steinberger, Marty Rifken, Harvey Temkin and Andy Dahlmann to discuss design concepts

3/12/06 – Conference call between Greg Steinberger, Marty Rifken and Andy Dahlmann

5/9/06 – Telephone discussion between Greg Steinberger and Andy Dahlmann

March 2007 – Conference call between Greg Steinberger, Marty Rifken and Andy Dahlmann to discuss shared parking structures

3/21/07 – Engberg Anderson met with William Wellman, General Manager to discuss design features that could potentially connect Campus Inn and UW Hillel for shared parking or conference rooms.

5/1/07 – Conducted neighborhood meeting after advertising per City of Madison requirements.

6/18/07 – Mike Huffman and Marty Rifken conducted conference call with Andy Dahlmann to discuss the design and any potential shared use of facilities.

9/6/07 – Electronic copies of building site plan, elevations and first floor plan transmitted to Andy Dahlmann

9/14/07 – Mike Huffman contacted Andy Dahlmann to discuss electronic plans sent previous week

10/5/07 – Distributed project information flier to neighboring property owners including Campus Inn

10/11/07 – E-mail to Andy Dahlmann describing sun study and design features incorporated to improve relationship of Hillel building to Campus Inn building

Numerous additional, undocumented conversations pertaining to building development between Greg Steinberger and Campus Inn management/ownership over the course of the past two years